

City of Milton Plan Commission Application for plan Approval

June 30, 2016

Sec. 78-272 Application to Build 3 8-unit apartment buildings at 553, 575 and 471 West Sunset Drive in Milton Wisconsin.

1. Parcel dimensions can be found on pages S1 and the survey page of plan set.
2. Existing and proposed structures can be found on page S1 of plan set. Existing structures are 769, 787, 727, 655, 633 and 621 Sunset drive. Proposed structures are 553, 575 and 471 Sunset drive. These structures are 8 unit apartment buildings. The proposed use will be residential rental units.
3. Building walls, fenced trash enclosure, open spaces can be found on page S1 of plan set. Plantings are included on the "Landscape" page. (Last page of plan set.)
4. Off street parking is shown on page S1 of plan set. Note: Each apartment has one parking space in the attached garage and one parking space in front of its garage along with visitor parking as shown.
5. Points of ingress and egress are shown on page S1 of plan set. All required access points have been previously approved and curb cuts have already been made.
6. Off-street loading exceeds the required 25' that section 78-1263 requires. See page S1 of plan set.
7. Trash Containers are shown on page S1 of the plan set. Note: A detailed drawing of the trash enclosure is on the top half of page S1 of the plan set.
8. No permanent signs are planned to be installed on the three proposed building sites at this time.
9. Lighting:

There is one wall mounted light fixture shown at the center of each garage on page S1 of the plan set. This fixture is a "down light" designed to provide a "soft" light around the garage areas of each building. The fixture schedule on page S1 calls for a 70 watt MH bulb to be used in this fixture. Currently 50 watt MH bulbs are being used in this fixture on the existing buildings. There are two pole mounted post lights shown on page S1 by the visitor parking areas of the proposed three 8 units on lots 36, 37 and 38. The plan also calls for 1 post light in the guest parking areas. No photometric plan is available for this fixture. We invite any plan commission member that has a concern about the lighting to drive by the existing buildings on Sunset Drive and see firsthand that our lighting is not excessive or a problem for our neighbors.

10. Street and Sidewalk improvements:

The site plan (page S1) shows all proposed sidewalks. No street improvements are needed or proposed.

11. Grading and drainage: Page S2 shows the "topographic" lines pre and post construction. This site is essentially flat. Less than 2% grade variation. There is a "storm drain" shown in the parking lot between the buildings on Page S2 of the plan set.
12. Additional Data: None has been requested by the City of Milton.
13. All architectural Drawings including elevations of the proposed buildings are included in the plan set.
14. Erosion Control: The erosion control plan is shown on page S2 of the plan set. (Silt fence along the east and south border of lot 36 as required where grade exceeds 2 %.)
15. Weed control plan: We are sensitive to all existing tenants residing at the Sunset Drive apartments as well as all our neighbors. Our plan is to keep the weeds mowed during the construction of these three proposed buildings.
16. This is not applicable. (Not a "B" zoning.)